



CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

**MEETING NOTICE AND AGENDA  
BELOIT LANDMARKS COMMISSION  
Tuesday, August 16, 2016, 7:00 PM  
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the July 19, 2016 Meeting
3. Public Comments
4. Margaret Bredeson – Certificate of Appropriateness  
COA-2016-28 Review and consideration of a Certificate of Appropriateness to replace the existing garage doors on the residential carriage house structure located at 837 Church Street.
5. C&E Wurzer – Certificate of Appropriateness  
COA-2016-26 Review and consideration of a Certificate of Appropriateness to install new siding on the residential structure located at 961 Bluff Street.
6. Report from 627 Church Street Work Group
7. Discussion on Historic District Large Signage
8. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
  - A. Intensive Survey Report
  - B. Grant for National Register of Historic Places application
9. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee
10. Items for Future Agendas
11. Adjournment

*If you are unable to attend this meeting, notify the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.***

Approved: Alex Morganroth, Planner  
August 4, 2016

\*\* Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.



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**MEETING MINUTES**  
**BELOIT LANDMARKS COMMISSION**  
**Tuesday, July 19, 2016, 7:00 PM**  
The Forum, 100 State Street

**1. Roll Call**

Commissioner Blazer called the meeting to order at 7:00pm.  
Commissioners Blazer, Joyce, Kaye, Vater, Johnson, Vollmer, and Sloniker were present.  
Commissioner Truesdale was absent.

**2. Minutes of the June 21, 2016 Meeting**

Commissioners Joyce and Vater moved to approve the minutes. Motion carried, 7-0.

**3. Public Comments: None**

**4. Margaret Bredeson – Certificate of Appropriateness**

COA-2016-23 Review and consideration of a Certificate of Appropriateness to replace the existing garage doors on the residential carriage house structure located at 837 Church Street.

Mr. Morganroth read the staff report and recommendation.

The applicant, Ms. Bredeson, cited a number of reasons for why she has requested a new garage door including cost, functionality, and ease of use. Ms. Bredeson told the Commission that if the new door was approved, she would be selling the existing doors to a company in Madison that rehabs old furniture and home components.

Commissioner Vater asked the members of the Site Visit Committee to describe what they saw when they visited the garage. Commissioners Vollmer and Blazer reported that they saw some mild deterioration and went in to detail regarding the structural integrity of the garage and the need for a new header.

Commissioner Vater asked if the applicant would consider putting in two doors instead of just one large one. The applicant stated that she preferred the single door in order to provide more room for her car.

Commissioners Joyce and Sloniker made a motion to approve the COA. Motion failed, 3-4.

Multiple commissioners expressed support for having the applicant research a few other options and asked Staff to work with the applicant on finding alternatives.

The Commission then expressed interest in tabling the COA request instead of denying the application outright so the applicant did not have to reapply.

Commissioners Vater and Vollmer made a motion to table the COA. Motion carried, 7-0. (Motion made out of order)

**Anthony Jackson – Certificate of Appropriateness**

COA-2016-16 Review and consideration of a Certificate of Appropriateness to repair various front porch features and to tuckpoint the chimney on the residential structure located at 327 Vernon Avenue.

Mr. Morganroth read the staff report and recommendation.

Commissioners Vater and Vollmer made a motion to approve the amended COA. Motion carried, 7-0.

**5. Discussion of Potential Uses for Structure at 627 Church Street**

Commissioner Vater gave the rest of the Commission an overview of the first meeting of the workgroup. Commissioner Vater reported that progress has been made and that a number of alternatives to demolition were identified.

**6. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting**

Mr. Morganroth reported that two new staff-approved COAs were issued since the last meeting including for a fence at 811 Clary St and for tuckpointing work at 710 Park Ave.

**7. Committee Reports**

Education and Outreach Committee: Commissioner Johnson discussed the progress made in the garden contest. She stated that the Landmarks Commission would have a table at the August 27, 2016 Beloit Farmers Market.

Grant Writing Committee: None

Site Visit Committee: None

**8. Items for Future Agendas**

None

**9. Adjournment**

Commissioners Vater and Vollmer moved to adjourn at 7:55 pm. Motion carried, 7-0.

Respectfully Submitted,  
Alex Morganroth, Planner  
Date Approved: August 11, 2016

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



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<b>Meeting Date:</b> August 16, 2016	<b>Agenda Item:</b> 4	<b>File Number:</b> COA-2016-29
<b>Applicant:</b> Margaret Bredeson	<b>Owner:</b> Margaret Bredeson	<b>Location:</b> 837 Church Street
<b>Existing Zoning:</b> R-1B, Single-Family Residential District	<b>Existing Land Use:</b> Single-Family Residential	<b>Parcel Size:</b> .21 Acres

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### Request Background and Overview:

The applicant submitted an application for a COA to replace the sliding doors on the residential garage structure located at 837 Church Street. This application was considered by the Commission at the July 19, 2016 meeting and denied by a vote of 4-3. The applicant has re-submitted the application after working with staff to research other options.

Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Key Issues:

- Structure Info
  - Subject property is a *contributing* structure located in the College-Park Historic District.
  - Dutch Colonial-style and constructed in 1925.
  - High level of historic integrity remaining and main house is in excellent condition.
  
- Current Condition (Garage)
  - Carriage House/Garage has four swinging wood doors, each with 3 over 3 paned windows.
  - Doors show significant deterioration in areas, specifically on the bottom where water has caused rot and discoloration.
    - Although deterioration has affected the doors, it is the opinion of staff that they are not unrepairable and may just need reinforcement, replacement in a few sections, and new hardware in order to improve functionality.
    - Cars not currently stored in garage due to difficulty of opening and closing doors.
    - It is unknown whether the garage and garage doors are originally, but is likely due to the main houses date of construction.
  
- Original Project Scope and Cost
  - Proposed overhead door (see attached spec sheet) is 16' x 7', insulated, and includes a single panel of 6-pane windows.
    - Cost of door - \$1940.00
  - Contractor would reinforce or install a new header which would not be visible from the exterior.
    - Cost of header rehab - \$2,400.00
    - Header needs to be fixed regardless of garage door type due to sagging and deterioration.
  
- Other Options Researched
  - Franklin AutoSwing Opener (pg 15)
    - Would attach to existing doors and preserve the "swing" function.
    - Cost - \$2,600 for openers and ~\$300 for installation.
    - Does not include cost to fix heaving concrete or existing door deterioration.
    - Rough total estimate for project is between \$4,000 and \$5,000 (without header rehab).
  - Two-Doors
    - Two doors is likely not possible due to the space required for the rails and wiring on the middle column on the garage. Generally, a single door needs at least four inches of space for the rails and wiring for the opener. However, the existing support column in the garage is only four inches

- wide.
      - Two doors would add a significant cost and due to the required enlargement of the column support, would likely not fit larger vehicles.
  - Windows on two panels (pg 13)
    - See attached rendering of multi-panel windows.
    - However, it is the option of both staff and the applicant that this option does not match the existing character of the doors.
  - Other Brand/Style
    - Amarr makes garage doors more closely resembling existing doors (pg 16)
      - Doors are more expensive.
        - Uninsulated Steel - \$2,145.00
        - Insulated, Vinyl Back - \$2,563.00 (comparable to original proposal in quality)
        - Insulated, Two-Sided Steel - \$2966.00
      - Unsure of build quality.
      - Possible that they would not fit in the current openings due to larger panels which need to more height to properly roll back.
  - Applicant has offered to consider using different window styles, hardware, or panel styles for originally proposed doors. Manufacturer offers a number of different window pane configurations and options for the details in the panels below the windows (see pg 11).
- **Section 32.06(5)** of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates the completed work against the general review criteria included in the Ordinance.
  - **Section 32.06(5)** of the Historic Preservation Ordinance also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
    - (1) Architectural Details:
      - The applicant is proposing a garage door replacement that will look historic from the curb due to the windows, hardware, and faux wood grain texture. However, the proposed door does not match the material or exact style of the existing doors. Although the door does not technically meet this criterion, the proposed door would not necessarily detract from the character of the landmark in the historic district.

**Sustainability:**

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

**Staff Recommendation:**

The Planning & Building Services Division recommends approval of a Certificate of Appropriateness to replace the swing garage doors with the originally proposed overhead door on the residential garage structure located 837 Church Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The completed work shall be consistent with the scope of work outlined by the applicant.
2. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
3. All work shall be completed by August 16, 2017.
4. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

**Fiscal Note/Budget Impact:** N/A

**Attachments:** Location Map, Application, Intensive Survey, Photos, Project Specifications, COA General Criteria Checklist

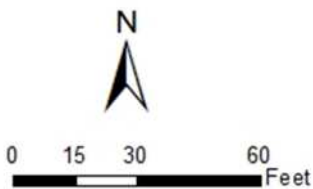
# Location Map

837 Church Street



COA-2016-23



Document Path: \\s01b01\GIS\Information\GIS\Projects\Map\COA\_2016\_23\837\_Church\_Street.aprx



**Legend**

-  837 Church St
-  COB Parcels

## Planning and Building Services Division

Map prepared by: Alex Morganroth

Date: July 2016

For: City of Beloit

Planning & Building Services

Date of Aerial Photography: April 2011

**CITY of BELOIT**

**PLANNING AND BUILDING SERVICES DIVISION**

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

**CERTIFICATE of APPROPRIATENESS APPLICATION**

(Please Type or Print)

File Number: COA-2016-23

1. Address of property: 837 Church St

2. Parcel #: 13670610

3. Owner of record: Margaret Bredeson Phone: 608 346 9499

837 Church St Beloit WI 53511  
(Address) (City) (State) (Zip)

4. Applicant's Name: Margaret Bredeson

837 Church St Beloit WI 53511  
(Address) (City) (State) (Zip)

1 608 346-9499 bredesonp@charter.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: residence

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
  - Roof repair/replacement
  - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
  - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
  - Installation of historic plaques (residential properties only)
  - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
  - Installation of fences
  - Storm window/storm door repair or replacement
  - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

**7. Description of Project:** Describe each item of the project separately.

**Project item:** Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

*Item 1: Replace existing <sup>wood</sup> garage swing doors with 16' x 7' remote control door with double row of windows. The new door has look of embossed wood grain carriage style with heavy gauge galvanized steel + polyurethane insulation.*

*Item 2: Storage shed at back of lot for mowers + other items. 10 x 8 or 7 x 7*

**8. Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

**9. Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS                       City of Beloit                       SHSW                       Federal

**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.


If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

*Margaret Bredeson*                      *Margaret Bredeson*                      *7/1/16*  
 (Signature of applicant)                      (Print name)                      (Date)

Review fee: <u>\$50.00*</u> / <u>\$25.00* if staff approved</u> Amount paid: \$ <u>50.00</u>
<small>* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.</small>
Scheduled meeting date: <u>7/19/16</u>
Application accepted by: <u>ABM</u> Date: <u>7-1-16</u>



# 1981 Intensive Survey

INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin		
City, Village or Town: <b>1</b> BELOIT		County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981		
Street Address: 837 Church		Legal Description:		Acreage:		
Current Name & Use: residence		Current Owner:				
Film Roll No. RO-116	 Prints	Current Owner's Address:				
Negative No. 2		Special Features Not Visible In Photographs:				
Facade Orient. W	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
<b>2</b> Original Name & Use:		Source	Previous Owners	Dates	Uses	Source
Dates of Construction/Alteration c. 1925		Source A				
Architect and/or Builder:		Source				
<b>3</b> Architectural Significance		<b>4</b> Historical Significance				
<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <input checked="" type="radio"/> None		<input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None				
Architectural Statement: A gambrel roofed Dutch Colonial brick house, with flared eaves, dormer with pent roof, and gable returns.		Historical Statement:				
<b>5</b> Sources of Information (Reference to Above)		<b>6</b> Representation in Previous Surveys				
<b>A</b> Visual estimate of surveyor		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				
<b>B</b>		<b>7</b> Condition				
<b>C</b>		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
<b>D</b>		<b>8</b> District: Near East Side Historic Dist.				
<b>E</b>		<input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>R</u> date: <u>8/1/81</u>				
<b>F</b>		<b>9</b> Opinion of National Register Eligibility				
		<input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <u>R</u>				

Church  
 837  
 Town  
 Range  
 Section  
 Map Name  
 Near East Side Historic District  
 Map Code  
 NES 116/2

**Exterior Photos**

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**Photo Courtesy of WHS – taken prior to garage doors being painted red**

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# Header Repair Cost Estimate

## Contractors Invoice

TO: <i>Peg Bredeon</i>	WORK PERFORMED AT: <i>837 Church</i>
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DATE: <i>7/1/16</i>	YOUR WORK ORDER NO.	OUR BID NO.
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**DESCRIPTION OF WORK PERFORMED**

*Install Header, 2x4, metals  
to create door opening.  
No change to front appearance  
of garage. All materials included.  
\$ 2,400 total*

*Thank You  
Reese Ward  
608-751-4096*

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_

Dollars (\$ *2,400* ).

This is a  Partial  Full invoice due and payable by: \_\_\_\_\_

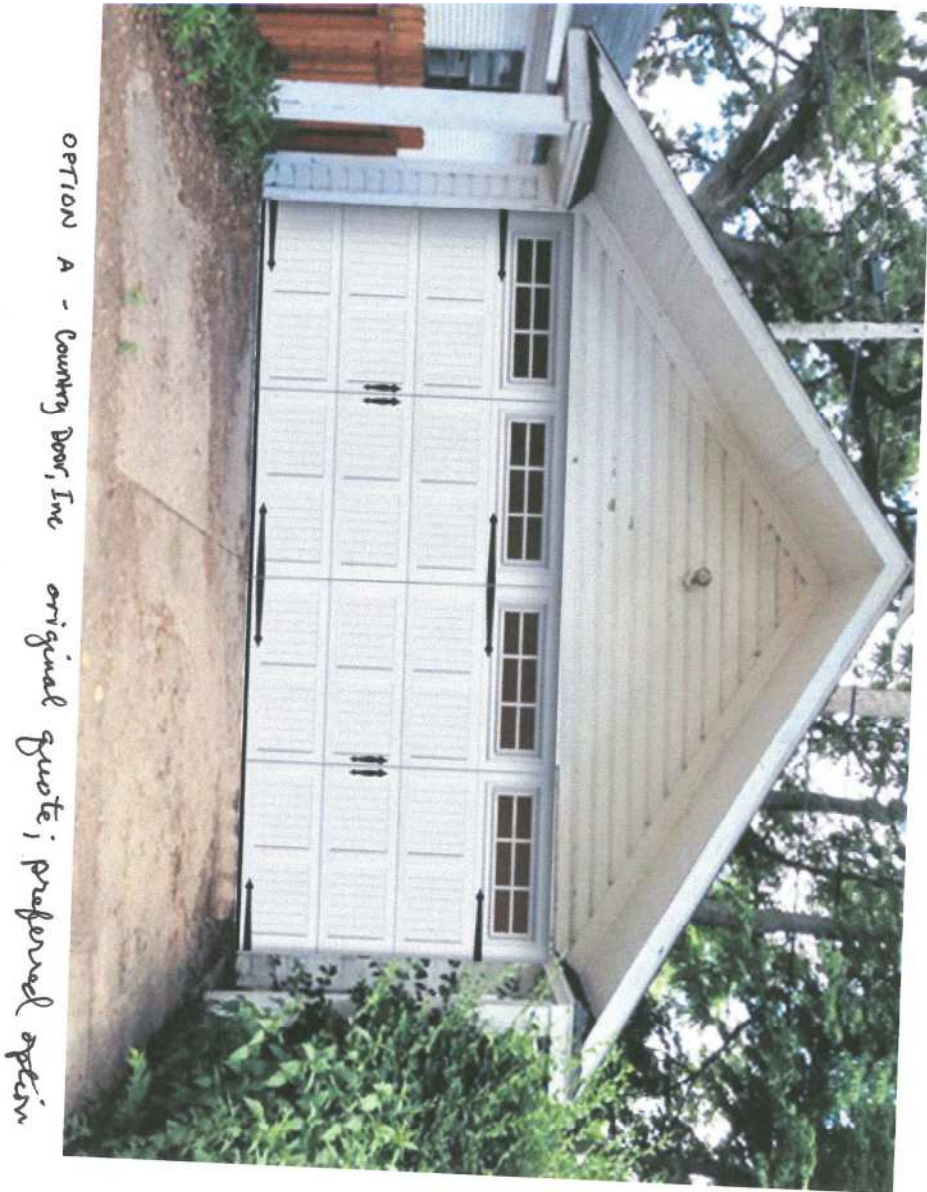
in accordance with our  Agreement  Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_

 adams NC3822

09-11

# Garage Door Replacement Rendering – Option A - Original Proposal

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**Country Door Systems, Inc.**

625 S. Wuthering Hills Drive  
Janesville, WI 53546

T: (608) 752-9537, F: (608) 756-4313

Submitted To: Peg Bredeson  
bredesonp@charter.net

Job Address: 837 Church Street  
Beloit, WI 53511

Phone #'s Home: 608-346-9499 Email:

Mobile:

Fax:

Qty.: 1 Size: 16' x 7' Brand: Haas Model: 660 \$1,215.00  
Sections High 4 Panels Wide 8

**Option: 1 Set of Black Spade Handles and Hinges: \$125.00**

**Panel Design Short Ribbed Panel**

**Door Colors White** \$

Door Stop Color Match to door

- Insulation Type Urethane R-Factor R-13.45

- **Windows: Customer Deciding on Inserts with DSB Non insulated Glass in the Top Section** \$400.00

Spring Type Torsion Track Configuration Radius 6" Low Headroom

- Omit Door Lock

**New Construction Opening**  
Customer will have the opening framed  
Visual Inspection of framed opening is Required for a valid quote.

Notes or Directions to job site:

Qty: 1 LDO 50 with a 7' Rail \$325.00

A 1/2 hp

B Chain Drive

C 2 Transmitters with 1 Button

D

Date ready: \_\_\_\_\_

Order date: \_\_\_\_\_

Acknowledgment #: \_\_\_\_\_

Ship Date: \_\_\_\_\_

**Installed Price: \$1,940.00**

**50% down payment required to order: \$970.00**

**Balance Due Day of Installation: \$970.00**

**Completed flush, plumb and level jambs, header and spring blocks are the responsibility of the General Contractor or Owner.**  
**Country Door Systems is not responsible for door sealing against floors that are not level.**

Note: Please allow 2-3 weeks for special order doors to be fabricated and delivered for installation. Note: All dents and scratches on exterior of door must be reported within (3) working days.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Submitted By: \_\_\_\_\_ Date: 6-28-2016

Nick Knuth, Sales Representative

This quote is subject to acceptance within (30) days - Prices Subject to Change Without Notice - Please Confirm Pricing Before Ordering

# Garage Door Replacement Rendering – Option B - Original Proposal w/ Two Window Panels

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option B - Country Door, Inc (\$800 over preferred option)  
(do not like this one)





**Country Door Systems, Inc.**

625 S. Wuthering Hills Drive  
Janesville, WI 53546  
T: (608) 752-9537, F: (608) 756-4313

Submitted To: Peg Bredeson  
bredesonp@charter.net

Job Address: 837 Church Street  
Beloit, WI 53511

Phone #'s Home: 608-346-9499 Email:

Mobile: Fax:

Qty.: 1 Size: 16' x 7' Brand: Haas Model: 660 \$1,215.00  
Sections High 4 Panels Wide 8

**Option: 2 Set of Black Spade Handles and Hinges:** \$200.00

**Panel Design Short Ribbed Panel**

**Door Colors** White

Door Stop Color Match to door

- Insulation Type Urethane R-Factor R-13.45

- **Windows: 2 Sections of Windows: Customer Deciding on Inserts with DSB Non insulated Glass in the Top Section.** \$800.00

Spring Type Torsion Track Configuration Radius 6" Low Headroom

Omit Door Lock

**New Construction Opening**  
Customer will have the opening framed  
Visual Inspection of framed opening is Required for a valid quote.  
The wiring and installation of outlets are to be completed by others.

Notes or Directions to job site:

Qty: 1 LDO 50 with a 7' Rail \$325.00

A 1/2 hp

B Chain Drive

C 2 Transmitters with 1 Button

D

Date ready: \_\_\_\_\_

Order date: \_\_\_\_\_

Acknowledgment #: \_\_\_\_\_

Ship Date: \_\_\_\_\_

**Installed Price: \$2,540.00**

**50% down payment required to order: \$1,270.00**

**Balance Due Day of Installation: \$1,270.00**

**Completed flush, plumb and level jambs, header and spring blocks are the responsibility of the General Contractor or Owner.**

**Country Door Systems is not responsible for door sealing against floors that are not level.**

Note: Please allow 2-3 weeks for special order doors to be fabricated and delivered for installation. Note: All dents and scratches on exterior of door must be reported within (3) working days.

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Submitted By: \_\_\_\_\_ Date: 6-28-2016

Nick Knuth, Sales Representative

This quote is subject to acceptance within (30) days - Prices Subject to Change Without Notice - Please Confirm Pricing Before Ordering

# Franklin Auto-Door Openers for Existing Doors

7/21/2016

Franklin Autoswing® Opener for Swing Out Carriage Doors | Real Sliding Hardware

**REAL**  
SLIDING  
HARDWARE

SHOP

GALLERY

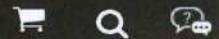
ABOUT US

HELPFUL INFO

BLOG

CONTACT

1-866-720-8



## FRANKLIN AUTOSWING® OPENER FOR OUT-SWING CARRIAGE DOORS

\$1,295.00

★★★★★ 2 Reviews

SKU:

AO-W2

Availability:

Free Shipping\* - In Stock Ships Same Day\*\*

## Garage Door Replacement Rendering – Option C – Amarr Garage Door



OPTION C - Amarr (\$1,000 over preferred option A)

SK Windows and Doors, LLC.

W4591 Hwy. 106 East  
 Fort Atkinson, WI 53538  
 1(920)563-7639 PH  
 1(920)563-0980 Fax

# Estimate

Date	Estimate #
8/9/2016	7834

Name / Address
Peg Bredeson 837 Church St. Beloit, WI 53511

Terms	Project
Due on receipt	

Description	Total
Labor and material to Install 1-16'x7' Amarr, Classica Collection over head door, solid color with Decratrim windows in top section, heavy-Duty tracks and hardware, torsion springs, vinyl weather seals, 1-Liftmaster model 8365 1/2hp chain drive door opener with 2-transmitter and 1-Keyless Entry.	
Option #1 model 1000, non-Insulated	2,145.00
X Option #2 model 2000, Insulated vinyl back	2,563.00
Option #3 model 3000, Insulated two-sided steel	2,966.00
X For wood Grain color add \$250.00	
X For vault disconnect Add \$30.00	
	<b>\$2,843</b>

**Acceptance of Estimate:**

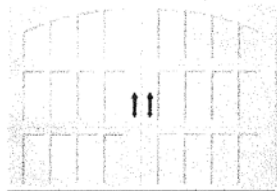
The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

**Total**

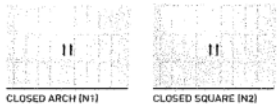
**[Redacted]**

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**NORTHAMPTON**



CLOSED ARCH (N1)



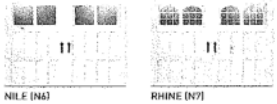
CLOSED ARCH (N1)

CLOSED SQUARE (N2)



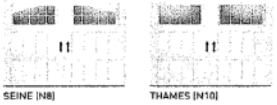
DANUBE (N4)

MADEIRA (N5)



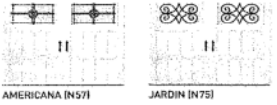
NILE (N6)

RHINE (N7)



SEINE (N8)

THAMES (N10)



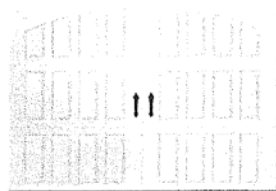
AMERICANA (N57)

JARDIN (N75)

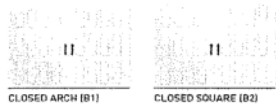


TRELLIS (N76)

**BORDEAUX**

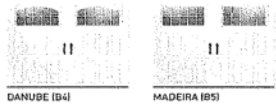


CLOSED ARCH (B1)



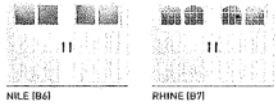
CLOSED ARCH (B1)

CLOSED SQUARE (B2)



DANUBE (B4)

MADEIRA (B5)



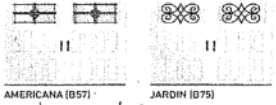
NILE (B6)

RHINE (B7)



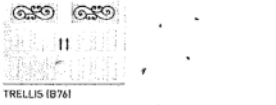
SEINE (B8)

THAMES (B10)



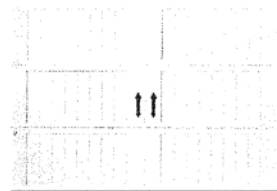
AMERICANA (B57)

JARDIN (B75)

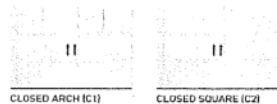


TRELLIS (B76)

**CORTONA**

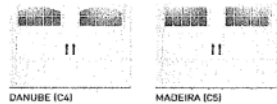


CLOSED SQUARE (C2)



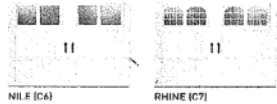
CLOSED ARCH (C1)

CLOSED SQUARE (C2)



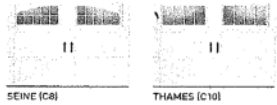
DANUBE (C4)

MADEIRA (C5)



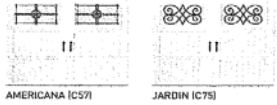
NILE (C6)

RHINE (C7)



SEINE (C8)

THAMES (C10)



AMERICANA (C57)

JARDIN (C75)

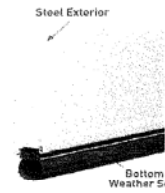


TRELLIS (C76)

Photos shown are for standard door sizes of 8', 9', 10', wide and 7' and 8' tall with clear glass. Designs also available with obscure glass. Check amarr.com for odd width and door height door illustrations. 18" and 21" sections are not available with a closed arch top.

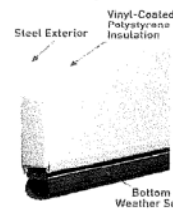
**Construction**

**1000 Single-Layer: Steel**



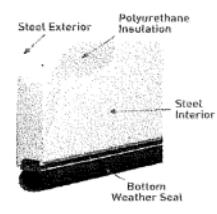
- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance

**2000 Double-Layer: Steel + Insulation**



- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation
- R-Value: 6.64

**3000 Triple-Layer: Steel + Insulation + Steel**



- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polyurethane Thermal Insulation
- Superior Energy Efficient
- Extra Quiet Operation
- R-Value: 13.35

**NUM**

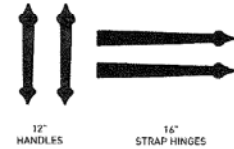
**VERSAILLES**



as not recommended for arch openings.

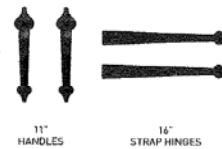
**ABS VINYL**

**CASTLE ROCK**



**STAMPED STEEL**

**BLUE RIDGE**



**ALPINE**



**LIFETIME LIMITED WARRANTY**



# Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
-------------------------------------------------

For property located at: 837 Church Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			<b>X</b>
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  <b>The existing doors on the garage likely represent a distinguishing original quality, although it is not known for sure if the garage or doors are original. Although they may represent a distinguishing quality on the garage, they are rather insignificant when compared the principal structure.</b>	<b>X</b>	<b>X</b>	
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?	<b>X</b>		
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			<b>X</b>
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			<b>X</b>
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.  <b>Proposed new garage door does not match the existing in composition, but does match in design color, texture, and other visual qualities.</b>	<b>X</b>	<b>X</b>	
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			<b>X</b>
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			<b>X</b>
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?			<b>X</b>
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			<b>X</b>

# CITY OF BELOIT

## REPORT TO THE BELOIT LANDMARKS COMMISSION



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<b>Meeting Date:</b> August 16, 2016	<b>Agenda Item:</b> 5	<b>File Number:</b> COA-2016-26
<b>Applicant:</b> C&E Wurzer Construction	<b>Owner:</b> Eliazar Gaspar	<b>Location:</b> 961 Bluff Street
<b>Existing Zoning:</b> R-1B, Single-Family Residential District	<b>Existing Land Use:</b> Single-Family Residential	<b>Parcel Size:</b> .11 Acres

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### Request Overview:

The applicant submitted an application for a COA to replace the siding on the residential structure located at 961 Bluff Street. Section 32.05 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a Certificate of Appropriateness prior to the construction, reconstruction, or exterior alteration of any designated landmark, landmark site, or structure within an historic district.

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### Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance. Consideration of this request supports City of Beloit Strategic Goal #5.

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### Key Issues:

- Structure Info
    - Subject property is a *contributing* structure located in the Bluff Street Historic District.
    - Queen Anne-style home constructed in 1900.
    - Low to moderate level of historic architectural integrity remaining.
    - Existing aluminum siding is not original and has experienced moderate deterioration.
  - Project Scope
    - Applicant proposing the installation of Crane 4.5" Dutch Lap vinyl siding in the color "Greystone".
  - **Section 32.06(5)** of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications. The attached COA Checklist evaluates the completed work against the general review criteria included in the Ordinance.
  - **Section 32.06(5)** of the Historic Preservation Ordinance also establishes Specific Review Criteria to be used in evaluating COA applications. The following criteria are relevant to this application.
    - (1) ***Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.***
      - The applicant is proposing new vinyl siding to replace the existing aluminum siding. Vinyl siding generally does not meet this criterion due to the use of modern materials. However, the original siding is no longer present and therefore the proposed project would not have any greater a negative impact on the character of the historic district than the existing siding. With regards to style/texture, the installation of Dutch-lap siding is not an appropriate style for a Queen-Anne home. A smooth (or traditional) lap siding in the same size and color in order would more closely match the original style of the home and character of the district.
- 

### Sustainability:

- **Reduce dependence upon fossil fuels – N/A**
  - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
  - **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
  - **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**
- 

### Staff Recommendation:

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness to install new vinyl siding on the residential structure located 961 Bluff Street, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. The siding style shall be smooth or traditional-lap instead of Dutch-lap.
2. No architectural features shall be either temporarily or permanently altered during the siding installation unless Staff is consulting first.
3. All work shall be done in a workman like manner and be consistent with the standards provided by the Secretary of the Interior.
4. All work shall be completed by August 16, 2017.
5. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.

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**Fiscal Note/Budget Impact:** N/A

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**Attachments:** Location Map, Application, Intensive Survey, Photos, Project Specifications, COA General Criteria Checklist



# Location Map

961 Bluff Street

COA-2016-26



0 15 30 60 Feet

## Legend

-  961 Bluff Street
-  COB Parcels

## Planning and Building Services Division

Map prepared by: Alex Morganroth  
Date: August 2016  
For: City of Beloit  
Planning & Building Services  
Date of Aerial Photography: April 2011

Document Path: \\s01b1h1\c01\Bldg\morgana\bluff\GIS\Location Map\COA\_2016\_26\_Vernon.dwg.mxd

CITY of BELOIT

PLANNING AND BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print) File Number: \_\_\_\_\_

1. Address of property: 961 Bluff St

2. Parcel #: \_\_\_\_\_

3. Owner of record: Eliazar Martinez Phone: 608-481-2563
961 Bluff St Beloit WI 53511
(Address) (City) (State) (Zip)

4. Applicant's Name: C+E Wurzer Construction
4115 Hwy 51 N. Janesville WI 53545
(Address) (City) (State) (Zip)
608-563-2371 608-314-4401 Ericharmon83@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of property: single-family

6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
Approval of COA by staff: (Check all that apply)
Roof repair/replacement
Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
Installation of historic plaques (residential properties only)
Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
Installation of fences
Storm window/storm door repair or replacement
Installation of glass blocks in basement window openings

Please continue to #7 (Over)

**CERTIFICATE of APPROPRIATENESS APPLICATION (continued)**

7. **Description of Project:** Describe each item of the project separately.

**Project item:** Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Remove existing aluminum siding and replace with new vinyl siding - 4.5" Dutch Lap

8. **Attachments:**

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): \_\_\_\_\_

9. **Source of Funds:** Please indicate if funds for the project are being secured from any of the following sources:

- NHS                       City of Beloit                       SHSW                       Federal

**NOTE:**

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).

\_\_\_\_\_  
(Signature of applicant)

\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Date)

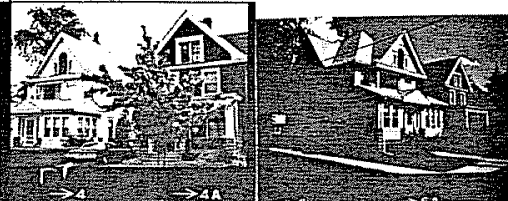
Review fee: **\$50.00\*** / **\$25.00\* if staff approved**    Amount paid: \$ \_\_\_\_\_

\* Review fees are doubled to **\$100.00** and **\$50.00**, respectively, when work begins prior to issuance of a COA.

Scheduled meeting date: \_\_\_\_\_

Application accepted by: \_\_\_\_\_                      Date: \_\_\_\_\_

# 1981 Intensive Survey

INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin	
<b>1</b> City, Village or Town: <b>BELOIT</b>	County: <b>ROCK</b>	Surveyor: <b>Richard P. Hartung</b>	Date: <b>July, 1981</b>		
Street Address: <b>961 Bluff</b>		Legal Description:		Acreage:	
Current Name & Use: <b>Residence</b>		Current Owner: <b>Gertrude Hilgendorf</b>			
Film Roll No. <b>RO-93</b> <b>*RO-107</b>			Current Owner's Address: <b>Same</b>		
Negative No. <b>4</b> <b>*6</b>			Special Features Not Visible In Photographs:		
Facade Orient. <b>W</b>	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>2</b> Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration <b>c. 1900--left</b>	Source <b>A</b>				
Architect and/or Builder:	Source				
<b>3</b> Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input checked="" type="radio"/> Other: <b>None</b>	<b>4</b> Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input checked="" type="radio"/> None				
Architectural Statement:  Late Picturesque two story plus attic residence of rectangular plan topped by cross gable roof. Front gable includes recessed Palladian windows bordered with large scroll detail. Porch roof has added front and side pediment character. Entire facade covered with aluminum siding.	Historical Statement:				
<b>5</b> Sources of Information (Reference to Above) <b>A</b> Visual estimate of surveyor  <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b>	<b>6</b> Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				
<b>7</b> Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		<b>8</b> District: <b>Bluff Street Historic District</b> <input type="radio"/> pivotal <input checked="" type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>R</b> date: <b>8/1/81</b>			
<b>9</b> Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: <b>R</b>		Map Name <b>Bluff Street Historic District</b>			
		Map Code <b>BS 93/4</b>			

**Exterior Photos**



Front of House



Back of House

Photo Courtesy of WHS – 1981

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# Contractor Agreement

6/1



Job # 0285 J

## AGREEMENT

THIS AGREEMENT IS SUBJECT TO INSURANCE COMPANY APPROVAL

**WURZER CONSTRUCTION**



WI Lic.# 898825  
IL Lic.# 104.017146  
MN Lic.# 6788616

Name: Eliazor Martinez Date: 5-8-16  
 Address: \_\_\_\_\_ City / State: Beloit, WI Zip: 53544  
 Billing Address: 961 Bluff St City / State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Home Phone: 609 481-2563 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**PRE-EXISTING CONDITIONS**

Existing Leaks: No  
 Existing Interior Damage: No  
 Emergency Repair  Yes  No  
 Existing Gutter Damage  Yes  No  
 Existing Driveway Damage  Yes  No  
 Existing Landscape Damage: No

**PAYMENT SCHEDULE**

First Check from Insurance Due on/or before: \_\_\_\_\_  
 PAID DATE: \_\_\_\_\_ Ck#: \_\_\_\_\_ @ \$ \_\_\_\_\_  
 Payment Due On/Or Before \_\_\_\_\_  
 PAID DATE: \_\_\_\_\_ Ck#: \_\_\_\_\_ @ \$ \_\_\_\_\_  
 Payment Due On/Or Before \_\_\_\_\_  
 PAID DATE: \_\_\_\_\_ Ck#: \_\_\_\_\_ @ \$ \_\_\_\_\_  
 Payment Due On/Or Before \_\_\_\_\_  
 PAID DATE: \_\_\_\_\_ Ck#: \_\_\_\_\_ @ \$ \_\_\_\_\_  
 BALANCE \$ \_\_\_\_\_

**LIMITED WARRANTY AND WAIVER UPON FINAL PAYMENT**

**ROOFING SPECIFICATIONS**

Shingle Grade: Asphalt  
 3-Tab  Architectural  
 Pitch: 8/12  
 Ice and Water Shield: Per state code  
 Felt: 15 lb  
 Vents: All New  
 Plumbing Jacks: All New  
 2 Story: Yes  
 Other: \_\_\_\_\_  
 Complete Tear Off  
 Remove Debris From Yard  
 Roll Yard with a Magnetic Roller  
 Final Inspection Upon Completion  
 Permit Roofing / Siding  
 Secured by C&E Wurzer Builders

TRADE	COLOR	STYLE	DATA	INITIALS
ROOF				
SIDING	Grey stone	Dutch Crane	Cap Performance	Eliazor
GUTTERS				

Please indicate whether, to the best of your knowledge, the work contemplated by this contract is related to a claim under a property insurance policy:  
 Yes, to the best of my knowledge, the work contemplated by this contract is related to a claim under a property insurance policy.  
 No, to the best of my knowledge, the work contemplated by this contract is not related to a claim under a property insurance policy.  
 Date: 5-8-16  
 Customer's Signature: \_\_\_\_\_  
 Residential Contractor's Signature: \_\_\_\_\_

**SIDING SPECIFICATIONS**

Existing Grade / Style of Siding: Alumina  
 Other: \_\_\_\_\_  
 Remove Debris From Yard  
 House Wrap  
 Final Inspection Upon Completion

You may cancel this contract at any time before midnight on the fifth business day after you have received written notice from your insurer that the claim has been denied in whole or in part under the property insurance policy. See the attached notice of cancellation form for an explanation of this right.

**GENERAL CONTRACTOR:** Homeowner acknowledges C&E Wurzer Construction, Inc. as a general contractor and hereby authorizes the Insurance and/or Mortgage Company below to make any checks payable jointly. **TERMS:** the homeowner authorizes C&E Wurzer Construction, Inc., to pursue the homeowner's best interests for a roof / siding replacement at a "price agreeable" to the Insurance Company and C&E Wurzer Construction, Inc. with no additional cost to the homeowner except for the DEDUCTIBLE. When "price agreeable" is determined it shall become the final contract price of INSURANCE PROCEEDS PLUS THE DEDUCTIBLE and the homeowner authorizes C&E Wurzer Construction, Inc. to obtain labor and material in accordance with the "price agreement" and the specifications set out herein and on the reverse side hereof to accomplish the replacement.

AGENDA: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

Accepted Date: 5.8.16 Agree To Terms: \_\_\_\_\_  
 Claim Specialist: \_\_\_\_\_ Insurance Co. Badger Mutual Claim # X1267607  
 Field Supervisor: \_\_\_\_\_ Mortgage Co. \_\_\_\_\_ Acct # \_\_\_\_\_  
 Management Approval: \_\_\_\_\_ Other: \_\_\_\_\_

**Color Swatch – Greystone**

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# Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700

Fax: (608) 364-6609

<b>CERTIFICATE OF APPROPRIATENESS CHECKLIST</b>
-------------------------------------------------

For property located at: 961 Bluff Street

<b>GENERAL REVIEW CRITERIA</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.  <i>The unique architectural details around the windows shall be retained during the installation of the siding.</i>	X		
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?  <i>The proposed Dutch-lap siding does not have a historic basis with regards to this structure. However, smooth lap would create the correct appearance for a Queen-Anne style house.</i>		X	
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?			X
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?  <i>As noted above, Dutch-lap siding is not an appropriate design to use for this Queen-Anne structure and is not compatible with other homes in the neighborhood.</i>		X	
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?	X		